

APPROVED SPECIAL EXCEPTION DEVELOPMENT CONDITIONS**SE 2020-SP-021****April 14, 2021**

The Board of Supervisors approved Special Exception SE 2020-SP-021, located at 7200 Ox Road, Tax Map 87-4 ((1)) 1A, to permit a telecommunications facility pursuant to Sect. 3-0C04 of the Zoning Ordinance, subject to conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in the application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Land Development Services (LDS). Any site plan submitted pursuant to this Special Exception will be in substantial conformance with the approved Special Exception Plat entitled "Virginia Korean Baptist Church, 7200 Ox Road" prepared by Milestone Communications, dated February 10, 2021, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The telecommunications tower will be designed as a monopole in substantial conformance with the approved SE Plat. The monopole must be limited to a maximum height of 165 feet (plus 2-foot lightning rod) with the exception of a one-time future height increase as permitted pursuant to Section 6409(a) of the Middle-Class Tax Relief and Job Creation Act of 2012.
5. The equipment compound for the telecommunications facility must be enclosed with a locked, 8-foot-tall fence as shown on the SE Plat. The area of the compound shall not exceed 2,500 square feet as shown on the SE Plat.
6. Subject to Federal Aviation Administration (FAA) approval, the monopole shall be grey in color and have a non-reflective finish.
7. No signals, lights or illumination of the monopole shall be permitted unless required by the FAA, Federal Communications Commission or the County.
8. Available space on the monopole and for equipment structures must be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable

industry-standard lease terms and fair market rent. Future carriers must be required to file the requisite telecommunications application, and any associated permits must be obtained.

9. All antennas and related equipment cabinets or structures will be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.
10. No signs are permitted for the advertisement of the users of the telecommunications facility.
11. The monopole and accessory facilities must be subject to periodic inspections by LDS. If any additions, changes or modifications are made to the monopole or to related facilities, the Director must have the authority to require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to all structural and all other requirements of the Virginia Uniform Statewide Building Code (VUSBC). In addition, any modifications to an existing telecommunications facility must be filed on the requisite telecommunications application, and any associated permits must be obtained. In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures in excess of the extent deemed acceptable by applicable codes and standards, immediate action must be taken, as deemed necessary and approved by LDS and the Department of Information Technology (DIT), to comply with the applicable codes and agreements.
12. There will be no outdoor storage of materials, equipment, or vehicles.
13. A site plan addressing storm water quality control for the telecommunications facilities must be submitted to LDS and approved prior to issuance of a Non-Residential Use Permit (Non-RUP).
14. Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception will automatically expire, without notice, 30 months after the date of approval unless, at a minimum, the telecommunication facility use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must explain why additional time is required, specify the amount of additional time requested, and explain the basis for the amount of time requested.
15. Tree Preservation and Landscaping
 - a. Tree Inventory and Condition Analysis: The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist and must include

elements of PFM 12-0307 deemed appropriate to the project site as determined by UFMD.

- b. Tree Preservation Plan: The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by UFMD.
- c. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.
- d. Tree Protection Fencing: The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by UFMD. Tree protection fence must consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence
- e. Tree Preservation Measures: Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications must be provided on the plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.
- f. Site Monitoring: The Applicant's Project Arborist must be present on site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and

approved by UFMD. Written reports must be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, must not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant is responsible for obtaining the required Non-Residential Use Permits through established procedures, and this Special Exception is not valid until this has been accomplished.